



# Enterprise Town Advisory Board

## AGENDA

Date & Time: July 29, 2015, 6:00 p.m.  
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.  
Board Members: Frank J. Kapriva – Chair Cheryl Wilson– Vice-Chair  
David Chestnut Laura Ring  
Secretary: Edie Krieger 702-361-2341, ediekrie@gmail.com  
Posting Locations: Windmill Library, Einstein Bros. Bagels 3837 Blue Diamond Rd,  
Posted: July 23, 2015 Enterprise Library 25 E. Shelbourne Avenue, Whole Foods Market 6689 LVBS  
www.clarkcountynv.gov

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Windmill Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.  
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### **CALL TO ORDER:**

### **PLEDGE OF ALLEGIANCE:**

### **ROLL CALL:**

### **INTRODUCTION OF COUNTY STAFF:**

### **PROCEDURES & CONDUCT:**

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

### **PUBLIC COMMENTS:**

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

### **REGULAR BUSINESS**

1. Approve the Minutes for the meeting held on July 15, 2015. (Requires a vote of the Board.)
2. Approve the Agenda with any corrections, deletions or changes. (Requires a vote of the Board.)
  1. Items on the agenda may be taken out of order.
  2. The Town Advisory Board may combine two or more agenda items for consideration.
  3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

BOARD OF COUNTY COMMISSIONERS  
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager

Meeting Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.



# Enterprise Town Advisory Board AGENDA

## ANNOUNCEMENTS

1. Clark County's Neighborhood College is seeking residents interested in learning how County government works to better serve their neighborhoods and the community.  
The Neighborhood College is a free, eight-week program of interactive workshops and hands-on learning experiences conducted for Clark County residents by subject matter experts from various County departments. Session topics will include, but are not limited to, Government 101, transportation, health, human and community services, public and neighborhood safety, public works, civic engagement and code enforcement.  
The class starts on Sept. 21 and will meet from 6 to 9 p.m. on Mondays for eight weeks. Each night will begin with an informal "Power Hour" from 5 to 6 p.m. for networking. The classes will be held in the Pueblo Room on the first floor of the County Government Center, 500 S. Grand Central Parkway.  
Applications are due by 5 p.m. on Monday, Aug. 31. Class size is limited to 28 students, so interested citizens are encouraged to apply soon.  
To apply for the Neighborhood College:  
Obtain an application from the Organizational Development Center located on the first floor of the Clark County Government Center at 500 S. Grand Central Parkway, or;  
Complete an application online via this Web link, <https://www.surveymonkey.com/r/FNVTG96>, or;  
Download the application, then fax, mail or email the completed application to Tyrone Thompson at fax: (702) 455-3211, email: [tyt@clarkcountynv.gov](mailto:tyt@clarkcountynv.gov), or mail to:  
Clark County Organizational Development Center  
500 S. Grand Central Parkway  
Las Vegas, NV 89155
2. The TAB will begin taking applications for primary and alternate representatives to the Clark County Community Development Advisory committee (CDAC) for the County's Community Development Block Grant (CDBG) program. Submissions are accepted until August 14, 2015. Call Dr. Brian Paulson at 702-455-5025 with questions.
3. Neighborhood Meeting:  
To discuss a proposed non-conforming zone change request from R-E to R-2 to allow for 72 unit single family residential project at Fort Apache Road and Gomer Road.  
July 30, 2015, 5:30 p.m., Windmill Library, 7060 W. Windmill Ln., Las Vegas

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# Enterprise Town Advisory Board

## AGENDA

### ZONING AGENDA:

1. **DR-0408-15 – ZAK MAK, LLC, ET AL:**

**DESIGN REVIEW** for a single family residential development on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **08/04/15 PC**

**PREVIOUS ACTION**

Enterprise TAB July 15, 2015: HELD to the July 29, 2015 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design. (Previously heard)

2. **TM-0122-15 – ZAK MAK, LLC, ET AL:**

**TENTATIVE MAP** consisting of 65 single family residential lots on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **08/04/15 PC**

**PREVIOUS ACTION**

Enterprise TAB July 15, 2015: HELD to the July 29, 2015 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design. (Previously heard)

3. **VS-0409-15 – ZAK MAK, LLC, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Monte Cristo Way (alignment) and Belcastro Street (alignment); and a portion of right-of-way being Cougar Avenue located between Monte Cristo Way and Tenaya Way (alignment) within Enterprise (description on file). SB/gc/ml (For possible action) **08/04/15 PC**

**PREVIOUS ACTION**

Enterprise TAB July 15, 2015: HELD to the July 29, 2015 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design. (Previously heard)

4. **UC-0404-15 – HAFEN I, LLC:**

**USE PERMITS** for the following: **1)** allow a perimeter wall (CMU wall) on a vacant property; and **2)** allow an 8 foot high wall on 0.8 acres in the undeveloped R-E zoned portion of a parcel.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping and screening requirements; **2)** reduced setback from property line (wall); **3)** reduced setback from the right-of-way for access gates; **4)** full off-site improvements; and **5)** non-standard improvements within a right-of-way (Pebble Road).

**DESIGN REVIEWS** for the following **1)** outside storage in the M-1 zoned portion of the parcel; and **2)** a CMU screen block wall along the property lines on 1.8 acres in an M-1 (Light Manufacturing) Zone, an H-2 (General Highway Frontage) Zone, and R-E (Rural Estates Residential) Zone in the MUD-2 Overlay District. Generally located on the southeast corner of Pebble Road and El Camino Road within Enterprise. SB/mk/ml (For possible action) **08/05/15 BCC**

**PREVIOUS ACTION**

Enterprise TAB July 15, 2015: HELD to the July 29, 2015 TAB per agreement with the applicant to revise plans to show landscaping along Pebble. (Previously heard)

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5. **DR-0399-15 – BUREAU OF LAND MANAGEMENT & COUNTY OF CLARK:**  
**DESIGN REVIEWS** for the following: 1) public park (Mountain's Edge Park Adult Baseball Fields) with ancillary uses, amenities, structures, and facilities; and 2) signage on an approximate 25.0 acre portion of a 225.0 acre site in a P-F (Public Facility) Zone. Generally located on the south side of Mountains Edge Parkway and the east and west sides of Cimarron Road (alignment) within Enterprise. SB/dg/ml (For possible action) **08/05/15 BCC**  
**PREVIOUS ACTION**  
Enterprise TAB July 15, 2015: HELD no specific date - per RMP staff request to revise plans. Placed on this agenda per request of county commissioner. (Not previously heard)
6. **UC-0339-15 – ROBERT SCOTT CARL LIVING TRUST, ET AL:**  
**AMENDED HOLDOVER USE PERMITS** for the following: 1) increase the area of an accessory building; 2) allow an accessory building not architecturally compatible with the principal building; and 3) waive applicable design standards per Table 30.56-2A in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. SB/dg/ml (For possible action) **08/18/15 PC**
7. **UC-0416-15 – KALE, HELEN A.:**  
**USE PERMITS** for the following: 1) allow an accessory structure (metal garage) not architecturally compatible with the principal structure; and 2) modified design standards in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rancho Destino Road, 200 feet south of Siddall Avenue within Enterprise. SS/gc/ml (For possible action) **08/18/15 PC**
8. **UC-0433-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**USE PERMIT** for modified residential development standards in conjunction with a single family development on portions of approximately 125.0 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone and an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side of Fort Apache Road and the south side of Sherwood Greens Drive within Spring Valley and Enterprise. SB/rk/ml (For possible action) **08/18/15 PC**
9. **UC-0455-14 (WC-0052-15) – LEE, CLAY A. & LISA A.:**  
**WAIVER OF CONDITIONS** of a use permit requiring drainage study and compliance in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates residential) Zone. Generally located on the east side of Hauck Street, 150 feet south of Gary Avenue within Enterprise. SB/co/ml (For possible action) **08/18/15 PC**
10. **WS-0420-15 – PAUL, DANIEL & SHERI-LYN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow alternative screening (decorative block wall) in the front yard; 2) allow a swimming pool in the front yard; and 3) reduced rear setbacks in conjunction with a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Doobie Avenue and the east side of La Cienega Street within Enterprise. SS/gc/ml (For possible action) **08/18/15 PC**



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11. **WS-0434-15 – GOLIN, LINDA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with a single family residence on 0.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Apache Cliff Street and Adobe Hills Avenue within Enterprise. SS/jt/ml (For possible action) **08/18/15 PC**
12. **DR-0437-15 – OBER FAMILY INVESTMENTS, LLC, ET AL:**  
**DESIGN REVIEW** for a proposed hotel with kitchens in rooms on a portion of 3.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Moberly Avenue and the west side of Giles Street within Enterprise. SS/pb/ml (For possible action) **08/19/15 BCC**
13. **VS-0323-13 (ET-0049-15) – RICHMOND AMERICAN HOMES NV:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** of easements of interest to Clark County located between Cougar Avenue and Wigwam Avenue (alignment) and between Conquistador Street (alignment) and Grand Canyon Drive in an RUD (Residential Urban Density) Zone within Enterprise (description on file). SB/tk/ml (For possible action) **08/19/15 BCC**
14. **TM-0125-15 – ROOHANI KHUSROW FAMILY TRUST; ET AL:**  
**TENTATIVE MAP** consisting of 29 single family residential lots and common lots on 7.5 acres in an R-D (Suburban Estates Residential) Zone and an R-1 (Single Family Residential) Zone in the MUD-3 Overlay District. Generally located on the northwest corner Lindell Road and Agate Avenue within Enterprise. SB/rk/ml (For possible action) **08/19/15 BCC**
15. **VS-0415-15 - ROOHANI KHUSROW FAMILY TRUST; ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Westwind Road and between Agate Avenue and Raven Street (alignment) within Enterprise (description on file). SB/rk/ml (For possible action) **08/19/15 BCC**
16. **VS-0439-15 - OBER FAMILY INVESTMENTS, LLC, ET AL:**  
**VACATE AND ABANDON** a portion of right-of-way being Giles Street located between Moberly Avenue and Robindale Road, and a portion of right-of-way being Moberly Avenue between Giles Street and Las Vegas Boulevard South within Enterprise (description on file). SS/pb/ml (For possible action) **08/19/15 BCC**

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17. **WS-0414-15 – ROOHANI KHUSROW FAMILY TRUST; ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce front setback.  
**WAIVERS OF CONDITIONS** of a zone change (NZC-0568-13) requiring the following: **1)** per revised plans presented at the 08/06/14 Board of County Commissioners' meeting; **2)** R-D zoning for portion depicting Lot 1 through 11 with a density of 3 dwelling units per acre; **3)** R-1 zoning for portion depicting Lots 12 through 36 with a density of 5 dwelling units per acre; **4)** mix of 1 and 2 story homes with 2 story homes interior to the development; and **5)** full off-site improvements on Westwind Road.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** increase finished grade for a proposed residential development on 7.5 acres in an R-D (Suburban Estates Residential) Zone and an R-1 (Single Family Residential) Zone in the MUD-3 Overlay District. Generally located on the northwest corner Lindell Road and Agate Avenue within Enterprise. SB/rk/ml (For possible action) **08/19/15 BCC**
18. **WS-0423-15 – STORYBOOK-DURANGO, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for proposed single family residences.  
**DESIGN REVIEW** for 2 single family residences within a residential subdivision on 0.2 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the northwest corner of Agate Avenue and Rhett Butler Court, 350 feet west of Durango Drive within Enterprise. SB/al/ml (For possible action) **08/19/15 BCC**

## **GENERAL BUSINESS:**

1. Liaisons update TAB on budget requests from prior fiscal year. (For possible action)
2. TAB discuss and take public input regarding suggestions for next funding year budget requests. (For possible action)

## **PUBLIC COMMENTS**

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

**NEXT MEETING DATE:** August 12, 2015, 6:00 pm

## **ADJOURNMENT:**

**BOARD OF COUNTY COMMISSIONERS**  
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
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